018.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	910,100 / 910,100
					USE VALUE:	910,100 / 910,100
					ASSESSED:	910,100 / 910,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ROANOKE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOUREIRO JOSEPH J	
Owner 2:		
Owner 3:		
Street 1:	2 ROANOKE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	LOUREIRO JOSEPH J -
Owner 2:	LOUREIRO ROBYN -
Street 1:	2 ROANOKE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,152 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Clapboard Exterior and 1798 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7152.000	370,700		539,400	910,100
Total Card	0.164	370,700		539,400	910,100
Total Parcel	0.164	370,700		539,400	910,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 506.31 | /Parcel: 506.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12408
GIS Ref	
GIS Ref	
Insp Date	12/13/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	370,600	0	7,152.	539,400	910,000	910,000	Year End Roll	12/18/2019
2019	101	FV	281,900	0	7,152.	698,000	979,900	979,900	Year End Roll	1/3/2019
2018	101	FV	281,900	0	7,152.	444,200	726,100	726,100	Year End Roll	12/20/2017
2017	101	FV	281,900	0	7,152.	406,100	688,000	688,000	Year End Roll	1/3/2017
2016	101	FV	281,900	0	7,152.	330,000	611,900	611,900	Year End	1/4/2016
2015	101	FV	275,500	0	7,152.	330,000	605,500	605,500	Year End Roll	12/11/2014
2014	101	FV	275,500	0	7,152.	300,800	576,300	576,300	Year End Roll	12/16/2013
2013	101	FV	275,500	0	7,152.	286,200	561,700	561,700		12/13/2012

!1488!

PRINT

Date	Time
12/10/20	17:04:29

LAST REV

Date	Time
03/23/18	11:15:19
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1488

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOUREIRO JOSEPH	1411-26		1/26/2012	Convenience	1	No	No		
BARTELSON KRIST	1319-14		4/28/2006		579,000	No	No		
ROWE HENRY/ETAL	1169-29		3/21/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	12408
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2017	MEAS&NOTICE	HS	Hanne S
4/4/2009	Meas/Inspect	197	PATRIOT
11/2/2006	MLS	HC	Helen Chinal
3/23/2000	Inspected	276	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7152		Sq. Ft.	Site		0	85.	0.89	2									539,377						539,400	

Total AC/HA:	0.16419	Total SF/SM:	7152	Parcel LUC:	101	One Family	Prime NB Desc:	KEL/MANOR	Total:	539,377	Spl Credit		Total:	539,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT. GREEN		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.00550759
Adj $ / SQ:	169.679
Other Features:	97931
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415543
Depreciation:	44879
Depreciated Total:	370665

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

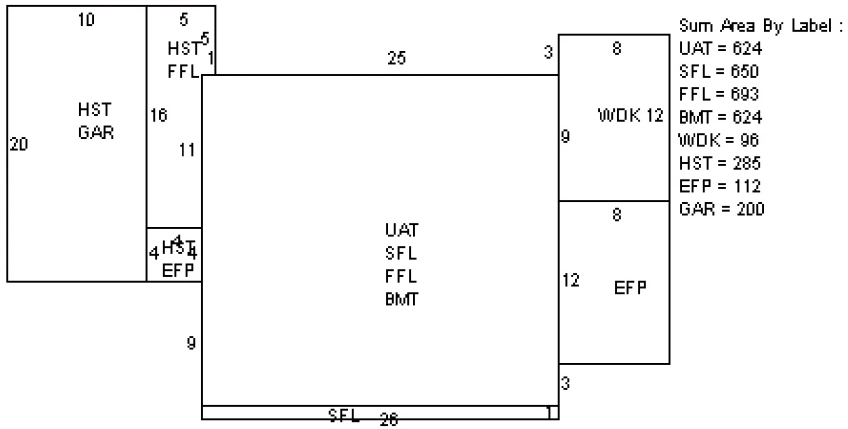
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.68
Special Features:	0	Val/Su Net:	138.63
Final Total:	370700	Val/Su SzAd	249.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	693	169.680	117,588
SFL	Second Floor	650	169.680	110,292
BMT	Basement	624	67.450	42,087
GAR	Garage	200	27.650	5,530
UAT	Upper Attic	156	67.870	10,588
HST	Half Story	143	169.680	24,179
EFP	Enclos Porch	112	51.820	5,803
WDK	Deck	96	16.090	1,544
	Net Sketched Area:	2,674	Total:	317,611
Size Ad	1485.5	Gross Are	3284	FinArea 1798

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	